

JOINT ANTELOPE VALLEY AUTHORITY

Board Meeting May 15, 2002

Meeting Began at: 9:03 a.m.
Meeting Ended at: 9:55 a.m.

Members Present: Allan Abbott, Christine Jackson, Glenn Johnson

Others Present: Roger Figard, Amy Cornelius, Rick Herrick, Scott Lewis, Randy Stramel, Pam Manske, Terry Uland, Joel Pedersen, Margaret Remmenga, Jim Christo, Mike Morosin, Duncan Ross, Wayne Teten, Delf Linder, Kent Seacrest, D. Turek, Paul Zillig

Order No. 02-01 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 9:03a.m. Upon the opening of the meeting, the Pledge of Allegiance was recited followed by a moment of silence.

Order No. 02-02 - Minutes of Previous Meeting

Jackson moved to approve the minutes of the April 16, 2002 Board meeting. Abbott seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Order No. 02-03 - Adoption/Approval of Constructability Schedule

Rick Herrick from Olsson Associates presented and reviewed the Constructability Schedule.

Herrick gave a brief overview of the workshop that took place January 2002. Representatives from University of Nebraska, Natural Resource District, the City of Lincoln, the Consultant Design Team and the Corps of Engineers met for a 3-day workshop. They took a detailed look at the Antelope Valley Priority Phase Projects with the goal of developing a list of buildable and fundable sized projects that would then help guide the efforts over the next few years. There were four significant factors that guided the results of the workshop. First, the Corps of Engineer's schedule for construction of the waterway helped to determine the schedule for roadway construction. Second, maintaining traffic to and from downtown, the University and the downtown neighborhoods were major factors. Third, developing a small project out of a larger project that was useable after it was a constructed was a guiding factor. Fourth, developing a schedule that was not constrained by available funding, but instead, the schedule would be used to guide the partnership in developing CIP's and obtaining future funding to maintain that schedule. The Board was provided with a copy of the full Constructability Report which contains details of the discussions that took place at the workshop. Included with this report are two pieces of information that summarizes the workshop. First, is the project area map which defines the approximately 13 projects out of Antelope Valley Phase I that have been determined to be the buildable and fundable projects. Second, is a listing of those projects and the sequential construction schedule. Right-of-way acquisition, additional funding and final design needs to take place before the construction schedule can actually be implemented. The JAVA Board is being asked to approve and adopt this schedule and set of projects as the guiding schedule for us to move forward with the Antelope Valley projects.

Abbott wanted clarification that this construction schedule is not bound by funding. It is a logical construction sequence to be followed as funding is obtained and that steps within the schedule will not be skipped. This is not a CIP program, but a construction sequence schedule that has been determined to be feasible. Herrick reinforced Abbott's comments that this is a very dynamic schedule that is subject to funding constraints, property acquisitions, utility relocations and others.

Abbott motioned to approve the Constructability Schedule. Jackson seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Order No. 02-04 - 02-09 - Discussion/Adoption of 6 Agreements

Joel Pedersen presented 6 agreements to the Board for approval and adoption.

Pedersen praised all the people involved in getting these agreements together. Johnson read the resolutions before each vote.

Resolution # 02-0515-01- Adoption of Administration Resolution

This resolution sets the framework for the rest of the agreements that follow.

It provides the working definitions and glossary for the subsequent agreements.

Jackson motioned to adopt Resolution # 02-0515-01, Abbott seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Resolution # 02-0515-02- Adoption of Approval of First Amendment to the JAVA Interlocal Agreement

This amendment gives background in detail on the authority for the property transactions and for the duties and obligations between the parties including project design and coordination elements. Coordination elements include information about re-development areas and land transactions.

Abbott motioned to adopt Resolution # 02-0515-02, Jackson seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Resolution # 02-0515-03- Adoption, Approval of Northeast Community Recreational Sports Complex, Improvement, Lease, & Operating Agreement

JAVA will be doing the Real Estate Assembly. JAVA will be letting the contracts for construction and the railroad relocation components. This has already gone through all the Public Hearing process.

Jackson motioned to adopt Resolution # 02-0515-03, Abbott seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Resolution # 02-0515-04- Approval of Adoption of Department of Administrative Services (DAS) Improvement Agreement

Relates to Phase I Channel Improvements with the property near State Fair Park entrance which is owned by the State.

Abbott motioned to adopt Resolution # 02-0515-04, Jackson seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Resolution # 02-0515-05- Acknowledgment of the Railroad Improvement Agreement between Omaha, Lincoln, & Beatrice Railway & the City of Lincoln

Jackson motioned to adopt Resolution # 02-0515-05, Abbott seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Resolution # 02-0515-06- Acknowledgment of the Railroad Improvement Agreement between McGowan Grain, Inc., AGP Grain Cooperative, & the City of Lincoln

Abbott motioned to adopt Resolution # 02-0515-06, Jackson seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Order No. 02-10 - 02-13 - Discussion/Approval of 4 Bylaw Amendments

Joel Pedersen gave an overview of 4 Bylaw Amendments presented to the Board for approval.

Bylaws amendment on official records maintenance and naming City Clerk as official record keeper for the Board

City Clerk will be receiving copies of official JAVA documents to include: Agenda, Minutes, Agreements, etc.

Jackson motioned to approve the Bylaw amendment on official records maintenance and naming City Clerk as official record keeper for the Board, Abbott seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Bylaws amendment naming City Attorney's office as Legal Counsel for the Board

City Attorney will be legal counsel for the JAVA Board. Includes administrative arrangements and supervision of outside legal counsel if necessary.

Abbott motioned to approve the Bylaw amendment naming City Attorney's office as Legal Counsel for the Board, Jackson seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Bylaws amendment adopting purchasing and specifications for JAVA contracts.

Sets out standard specifications from the Blue Book 1999 Specification from Municipal Construction. Provides for letting and bid protest proceeding.

Jackson motioned to approve the Bylaw amendment adopting purchasing and specifications for JAVA contracts, Abbott seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Bylaws amendment naming City Purchasing Agent as Purchasing Agent for JAVA.

Allows City Purchasing Agent to become JAVA's Purchasing Agent for all purchases in excess of \$10,000.

Abbott motioned to approve the Bylaw amendment naming City Purchasing Agent as Purchasing Agent for JAVA, Jackson seconded.

AYE: Jackson, Johnson, Abbott

NAY:

Order No. 02-14- Staff Reports

Roger Figard and Margaret Remmenga presented a Draft Preliminary Budget information to the Board. Antelope Valley Operating and Construction Budget and Antelope Valley Project Listing sheets were given to the Board for their review. They are requesting a similar budget that was approved for 2000/01 & 2001/02 for the 2002/03 FY. The Project Listing is broken up into 3 executive summary categories: Transportation, Storm Water Management, and Community Revitalization. Copies of financial reports can be made available for any Board meeting. Johnson stated that this budget will be considered for adoption at the next JAVA Board meeting.

Order No. 02-15- JAVA Citizens' Committee Report

Randy Stramel with the Citizen's Committee requested some additional information.

At the last Board meeting there was a question regarding the implementation schedule. Stramel requested clarification with the schedule that was presented at this meeting from Herrick was the same schedule that was referred to at the previous meeting.

Stramel asked (on behalf of another Citizen's Committee member) if there can be Web access for the various agreements and minutes for JAVA. Pedersen indicated that this is being done. The Web posting had been delayed due to the large file size. It will be posted on the City of Lincoln's Website.

Stramel also asked for information on the Market Study in redevelopment issues. Kent Seacrest addressed the Market Study. Urban Development has engaged the Concorde Group from California and they have made their first sight visit. The technical data is being gathered for their market report. The scopes and planning for the rest of the project was being held until the results of today's meeting were known. There will be a series of Citizen's committees to discuss the East Downtown and Neighborhood plans. There will be a kickoff session with the public and the JAVA Citizen's Committee as soon as consultants are on board.

Mike Morosin asked the Board for advanced notification on agreements and items that the Citizen's Committee would have an interest in reviewing prior to Board meetings.

Order No. 02-16- Public Comments on nonagenda items

There were no public comments.

Meeting adjourned at 9:55a.m.